



**LEAGUE OF WOMEN VOTERS
of the Los Altos-Mountain View Area**

April 30, 2018

Chair Phoebe Bressack and Members of the Planning Commission
City of Los Altos
1 N. San Antonio Road
Los Altos, CA 94022

Re: Planning Commission Meeting - May 3rd - Agenda Item #3 Accessory Dwelling Units

Dear Chair Bressack and Members of the Planning Commission:

The LWV supports affordable housing and incentives for development of affordable housing. This includes loosening regulations to allow more accessory dwelling units (ADUs), which we believe are generally "affordable by design" and thus would increase an important type of housing stock in Los Altos.

The City's general zoning requirements (lot coverage, setback requirements, etc) will protect neighborhood character. Therefore, we encourage Council to adopt a new ADU ordinance, as discussed by Council and the Planning Commission earlier. We urge the City to allow ADUs on all residential lots, so long as the total floor area ratio of the principal dwelling and the ADU does not exceed what is allowed for the property. This would provide more opportunities for ADUs and would be more in the spirit of the new State law encouraging ADUs. This is a small way for Los Altos to provide affordable housing as part of its fair share of the regional shortage of affordable housing.

In keeping with the concept of affordable by design, we believe that the 800 square foot maximum size of ADUs should include any square footage in the basement.

Thank you for considering our input.

Sue Russell
Co-Chair, Housing Committee
LWV of the Los Altos-Mountain View Area

Cc: Chris Jordan Jon Biggs Jon Maginot